

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549 FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

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OMB Number:

OMB APPROVAL

Name of Offering (check if this is an amendment and name has changed, and indicate change.) Offering of Limited Partnership Interests Filing Under (Check box(es) that apply):

Rule 504 ☐ Rule 505 **⊠** Rule 506 \square Section 4(6) Type of Filing: New Filing ☐ Amendment A. BASIC IDENTIFICATION DATA 1. Enter the information requested about the issuer 制 五 公共等 Name of Issuer (check if this is an amendment and name has changed, and indicate change.) Westville Associates Address of Executive Offices (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code) c/o Island Capital Group, 717 Fifth Avenue, New York, NY 10022 (212) 705-5030 Address of Principal Business Operations (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code) (if different from Executive Offices) Same as above Same as above Brief Description of Business: Westville Associates was formed for the purpose of acquiring an interest in West Village Associates, a Limited Partnership that is the beneficial owner of a 420-unit apartment complex in New York Citv. Type of Business Organization corporation | ☐ limited partnership, already formed ☐ business trust limited partnership, to be formed other (please specify): Month Year 107 8 Actual or Estimated Date of Incorporation or Organization: Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State: CN for Canada; FN for other foreign jurisdiction)

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GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State:

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will n result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

A. BASIC IDENTIFICATION DATA

Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer; Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and Each general and managing partner of partnership issuers. Promoter Beneficial Owner Executive Officer Director General and/or Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Westville Properties, LLC Business or Residence Address (Number and Street, City, State, Zip Code) c/o Island Capital Group, 717 Fifth Avenue, New York, NY 10022 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director ☐ General and/or Managing Partner Full Name (Last name first, if individual) Cohen, Jeffrey P. Business or Residence Address (Number and Street, City, State, Zip Code) c/o Douglas Elliman Property Management, 675 Third Avenue, New York, NY 10017 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer General and/or Managing Partner Full Name (Last name first, if individual) Levy, Marc W. Business or Residence Address (Number and Street, City, State, Zip Code) c/o Island Capital Group, 717 Fifth Avenue, New York, NY 10022 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director D Managing Partner Full Name (Last name first, if individual) Garber, Eli Business of Residence Address (Number and Street, City, State, Zip Code) c/o Douglas Elliman Property Management, 675 Third Avenue, New York, NY 10017 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer □ Director General and/or Managing Partner Full Name (Last name first, if individual) Garrison, Frank M. Business or Residence Address (Number and Street, City, State, Zip Code) c/o Douglas Elliman Property Management, 675 Third Avenue, New York, NY 10017 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

Full Name (Last name first, if individual)

Full Name (Last name first, if individual)

Business of Residence Address (Number and Street, City, State, Zip Code)

Business or Residence Address (Number and Street, City, State, Zip Code)

c/o Island Capital Group LLC, 717 Fifth Avenue, 18th Floor, New York, NY 10022

Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer

WV Financing, LLC

Director

General and/or

Managing Partner

450	idini :	S. Y.			B. IN	FORMA	TION A	BOUT O	FFERIN	G			er Gent
1.	Has the	issuer sol	ld, or does	the issuer					s in this of if filing un			Ye	
2.	. What is the minimum investment that will be accepted from any individual?									N	'A		
2	2. Does the offsuing normit joint asymptohin of a single unit?									Ye			
3. 4.													
	remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If no than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broke dealer only.										d is an associa or dealer. If m		
Ful N/A		Last name	e first, if ir	ndividual)									
Bus	siness or	Residence	e Address	(Number a	and Street,	City, State	e, Zip Cod	e)					
Naı	me of As	sociated I	Broker or I	Dealer							··-		
				Ias Solicite dividual St						•••••			All States
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			□IA	□KS	□KY	□LA	☐ME	□MD	□MA	□MI	☐MN	□MS	□MO
	∐MT ∐RI	□NE □SC	□NV □SD	□NH □TN	□NJ □TX	□NM □UT	□NY □VT	□NC □VA	□ND □WA	□OH □WV	□ok □wi	□OR □WY	□PA □PR
Ful	l Name (Last name	e first, if ir	ndividual)									
Bus	siness or	Residence	e Address	(Number a	and Street,	City, State	e, Zip Cod	e)					
Na	me of As	sociated I	Broker or I	Dealer	**********						<u>"</u>		
				las Solicito dividual St							••••		All States
	□AL	□ak	\square AZ	□AR	□CA	□co	CT	□DE	□DC	□FL	□GA	□HI	\square ID
		□IN	∏IA	□KS	□KY	□LA	☐ME	□MD	☐MA	☐MI	MN	☐MS	□MO
	∐MT ∐RI	□NE □SC	□NV □SD	□NH □TN	□NJ □TX	□NM □UT	□NY □VT	□NC □VA	□nd □wa	□OH □WV	□ok □wi	□OR □WY	□PA □PR
Ful			e first, if ir						<u> </u>			<u> </u>	
Bus	siness or	Residence	e Address	(Number a	and Street,	City, State	e, Zip Cod	e)					
Na	me of As	sociated I	Broker or I	Dealer									
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	□AL	□AK	□AZ	□AR	□CA	□co	□СТ	DE	□DC	\Box FL	□GA	□ні	□ID
			□IA	□KS	□KY	□LA	□ME	□MD	☐MA	□MI	MN	□MS	□MO
	∏MT	□NE		□NH	□NJ		□NY	□NC			□ok	□OR	□PA

C. O	FFERING PRICE, NUMBER OF INVESTORS. EXPENSES AND USE OF PROCEEDS		
1.	Enter the aggregate offering price of securities included in this offering and the total amou already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offerin check this box and indicate in the columns below the amounts of the securities offered feechange and already exchanged.	nt g,	
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	\$ 0	\$ 0
	Equity	\$ 0	\$ 0
	Common Preferred		
	Convertible Securities (including warrants)	\$ 0	\$ 0
	Partnership Interests	\$ 2,000,000	\$ 2,000,000
	Other (Specify)	\$ 0	\$ 0
	Total	\$ 2,000,000	\$ 2,000,000
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 50 indicate the number of persons who have purchased securities and the aggregate dollar amount their purchases on the total lines. Enter "0" if answer is "none" or "zero."	4,	Aggregate
	A considered Turning town	Number of Investors 22	Dollar Amount of Purchase \$ 2,000,000
	Accredited Investors	0	\$ 2,000,000
	Non-accredited Investors	0	\$ 0
	Answer also in Appendix, Column 4, if filing under ULOE.		Ψ
	Allswer also in Appendix, Column 4, it thing under OLOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for a securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) month prior to the first sale of securities in this offering. Classify securities by type listed in Part C Question 1.	hs :-	D. 11
	Time of offering	Type of	Dollar
	Type of offering	Security	Amount Sold \$
	Rule 505		\$
	Rule 504		\$
	Total		\$
	10(a)		Ψ
4.	a. Furnish a statement of all expenses in connection with the issuance and distribution the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of a expenditure is not known, furnish an estimate and check the box to the left of the estimate.	ne	
	Transfer Agent's Fees		\$ 0
	Printing and Engraving Costs		\$ 2,500
	Legal Fees		\$ 100,000
	Accounting Fees		\$ 0
	Engineering Fees		\$ 0
	Sales Commissions (specify finders' fees separately)		\$ 0
	Other Expenses (identify) (set up fee & consulting fee – for REIT)	ليسيا	\$ 4,350

106,850

C. OFFERING PRICE, NUMBER	OF INVESTORS, EXPENSES ANI	USE OF PROC	EEDS
b. Enter the difference between the ag to Part C –Question 1 and total expenses fu 4.a. This difference is the "adjusted gross pro			\$1,893,150
5. Indicate below the amount of the adjusted gradient be used for each of the purposes shown. I furnish an estimate and check the box to the listed must equal the adjusted gross proceed Question 4.b above.	f the amount for any purpose is not kn left of the estimate. The total of the payr	nown, ments	
		Payments to Officers, Directors & Affiliates	\$ Payments to Others
Salaries and fees			\$ 1,402,035
Purchase of real estate		<u>\$</u>	<u> </u>
Purchase, rental or leasing and installation of	f machinery and equipment	<u>\$</u>	\$
Construction or leasing of plant buildings and	d facilities	\$	\$
Acquisition of other businesses (including the involved in this offering that may be used in	exchange for the assets or	F 6	
securities of another		<u>\$</u>	\$
Repayment of indebtedness		\$	<u> </u>
Working capital		<u>\$</u>	\$ \$
Other (specify): To satisfy capital contribut the fund.	ion obligations and other expenses of	<u>\$</u>	\$ 41,115
the fund.			
		□ <u>\$</u>	□ <u>\$</u>
Column Totals		<u>\$</u>	\$
Total Payments Listed (column totals added)		\$ 450,000	
T	D. FEDERAL SIGNATURE		
		TC 4 1	. 1 D. 1. 505, 41.
The issuer has duly caused this notice to be signed by following signature constitutes an undertaking by the request of its staff, the information furnished by the i	e issuer to furnish to the U.S. Securities a	nd Exchange Comm	ission, upon written
Issuer (Print or Type)	Signature	Date	12/11
Westville Associates		3	158/04
Name of Signer (Print or Type)	Title of Signer (Print or Type)		
Jeffrey P. Cohen	President of Westville Properties, LLC	C, General Partner	

ATTENTION

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

E. STATE SIGNATURE		
1. Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?	Yes	No ⊠

See Appendix, Column 5, for state response.

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239.500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform Limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

and or signed daily damer med person.		
Issuer (Print or Type)	Signature Date 3/2x A1/	_
Westville Associates	1/50/04	
Name of Signer (Print or Type)	Title of Signer (Frint or Type)	
Jeffrey P. Cohen	President of Westville Properties, LLC, General Partner	

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX									
1		2	3			4		5	
	to non-a	to sell accredited s in State -Item 1)	Type of security and aggregate offering price offered in state (part C-Item 1)					Disqualification unde State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
			Partnership	Number of Accredited		Number of Non- Accredited			
State	Yes	No	Interests	Investors	Amount	Investors	Amount	Yes	No
AL		\boxtimes	\$2,000,000	0	\$0	0	\$0		\boxtimes
AK									×
AZ			\$2,000,000	0	\$0	0	\$0		Ø
AR									\boxtimes
CA			\$2,000,000	1	\$26,483.57	0	\$0		⊠
СО									⊠
СТ			\$2,000,000	1	\$26,483.57	0	\$0		\boxtimes
DE		⊠							\boxtimes
DC									\square
FL			\$2,000,000	1	\$100,000	0	\$ 0		Ø
GA									\boxtimes
ні									\boxtimes
ID									\boxtimes
IL		☒	\$2,000,000	0	\$0	0	\$0		\boxtimes
IN			\$2,000,000	0	\$0	0	\$0		\boxtimes
IA		\boxtimes							\boxtimes
KS									⊠
KY			\$2,000,000	1	\$93,744.65	0	\$0		\boxtimes
LA			\$2,000,000	0	\$0	0	\$0		⊠
ME									\boxtimes
MD		Ø							×
MA		⊠	\$2,000,000	0	\$0	0	\$0		×
MI			\$2,000,000	0	\$0	0	\$0		
MN		\boxtimes							×
MS		×							×
МО									⊠
МТ		\boxtimes		-					×

ALC: N	APPENDIX									
1		2	3			4		5 Disqualification unde		
	to non-a	to sell accredited s in State -Item 1)	Type of security and aggregate offering price offered in state (part C-Item 1)		Type of investor and Amount purchased in State (Part C-Item 2)			(if yes, explanation gran	State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No	Partnership Interests	Number of Accredited Investors	Amount	Number of Non- Accredited Investors	Amount	Yes	No	
ME									\boxtimes	
NV									\boxtimes	
NH									×	
NJ		\boxtimes	\$2,000,000	1	\$27,800	0	\$0		⊠	
NM		\boxtimes							⊠	
NY			\$2,000,000	10	\$1,285,457.49	0	\$0		Ø	
NC		\boxtimes	\$2,000,000	0	\$0	0	\$0		⊠	
ND		\boxtimes							\boxtimes	
ОН		\boxtimes	\$2,000,000	2	\$97,479.31	0	\$0		⊠	
ОК										
OR		\boxtimes							⊠	
PA			\$2,000,000	0	\$0	0	\$0		⊠	
RI		\boxtimes							⋈	
SC		\boxtimes	\$2,000,000	1	\$30,000	0	\$0		⊠	
SD									\boxtimes	
TN		\boxtimes	\$2,000,000	1	\$225,008.99	0	\$0		\boxtimes	
TX			\$2,000,000	0	\$0	0	\$0		\boxtimes	
UT		\boxtimes							×	
VT		\boxtimes	-						\boxtimes	
VA		\boxtimes	\$2,000,000	1	\$35,489.66	0	\$0		\boxtimes	
WA			\$2,000,000	2	\$52,052.76	0	\$0		\boxtimes	
WV									\boxtimes	
WI		\boxtimes	·							
WY		\boxtimes							×	
PR									\boxtimes	